

Marianna Airport Commerce Park Marianna, Jackson County, Florida

*Certification Report
September 2021*

QUEST
SITE SOLUTIONS
THE GEOGRAPHY OF BUSINESS™



CONTENTS

- 01** Overview
- 02** Certification Letter
- 03** Property Overview
- 04** Ownership + Availability
- 05** Site Characteristics
- 06** Zoning
- 07** Transportation
- 08** Utilities
- 09** Due Diligence
- 10** Buildable Area Map
- 11** Workforce

01

Overview





Florida First Sites

Site certification is a designation that a property meets or exceeds specific criteria for industrial development. While there is no national certification standard, Quest Site Solutions' (Quest) certification programs have stringent requirements and properties undergo detailed analysis. A property that has achieved certification has a wealth of information which reduces the risk for prospects and speeds up the decision timeframe.



Quest is dedicated to assisting with the location selection for companies that are seeking a new location, a competitive expansion, or a consolidation. Quest is able to leverage its expertise in site selection consulting to assist economic development organizations in preparing for the challenges of attracting and retaining capital investment and employment opportunities. The majority of Quest's economic development services are related to site development, primarily site evaluation and certification services. Quest, and its predecessor McCallum Sweeney Consulting, have been managing the Florida First Sites Program since 2013.

Contact: Lindsey Cannon, lcannon@questsitesolutions.com, (864) 551-0349



Gulf Power®

Gulf Power Company is an energy provider and subsidiary of NextEra Energy, Inc. Gulf Power's beginnings go back to 1926 when the company became a public utility. Today, Gulf Power serves nearly half a million customers in 71 towns and communities throughout Northwest Florida. Customers are at the center of everything Gulf Power does which is reflected in their mission to safely provide exceptional customer value by delivering reliable, affordable and environmentally responsible electricity while strengthening communities.

The Florida First Sites Program was launched by Gulf Power in 2013 to develop project-ready industrial sites in Northwest Florida; it is an independent, third-party certification program designed to consider a combination of national site location standards, as well as the region's assets and the needs of Florida's targeted industry sectors.

Contact: Steve Rhodes, Stephen.Rhodes@nexteraenergy.com, (850) 429-2401

02

Certification Letter



September 15, 2021

Tiffany Garling
Interim Executive Director
Jackson County Economic Development Committee
4636 Highway 90, Suite K
Marianna, FL 32446



Dear Ms. Garling:

The Marianna Airport Commerce Park, located in Jackson County, Florida, originally achieved certification through the Florida First Sites certification program, administered by McCallum Sweeney Consulting (MSC), on February 5, 2015. Quest Site Solutions (Quest, formerly MSC) has conducted a thorough analysis of the property and based on the updated information provided by David H. Melvin, Inc. Consulting Engineers and our evaluation of the property, we are recertifying the **Marianna Airport Commerce Park** as an **Industrial Site**.

Quest has developed a program, Florida First Sites, in partnership with Gulf Power to certify industrial sites and industrial parks as ready for industrial development. We have recertified the Marianna Airport Commerce Park as meeting the following criteria:

- The site must be available for sale or lease (with a documented price and terms) to prospective industrial investors.
- The site must be a minimum of 50 total acres, with at least 80% of the available acreage contiguous and developable.
- The site's developable acreage must be located outside of the 100-year flood zone or be able to be filled.
- The site must be free of recognized environmental conditions or have recognized environmental conditions remediated prior to certification.
- The site's developable acreage must be free of wetlands or be able to be mitigated.
- The site's developable acreage must be free of federal threatened and endangered species or be able to be mitigated.
- The site's developable acreage must be free of areas of archaeological or historical significance or be able to be mitigated.
- The site's developable acreage must have soils compatible with industrial development.

- The site must be zoned appropriately or be able to be rezoned for industrial use within 90 days (if applicable). The surrounding properties must be compatible with industrial uses.
- The site must be directly served or be able to be served by a road(s) that is compatible with U.S. DOT standards for tractor-trailer access. The site must also be within 10 miles of a four-lane highway.
- The site must be served or be able to be served by industrial level electric infrastructure that can provide a minimum of 2.5 MW of capacity within six months.
- The site must be served or be able to be served by natural gas infrastructure that can provide a minimum of 10,000 mcf per month within six months.
- The site must be served or be able to be served by water infrastructure and a water system with a minimum excess capacity of at least 150,000 gallons per day within six months.
- The site must be served or be able to be served by wastewater infrastructure and a wastewater treatment plant with a minimum excess capacity of 100,000 gallons per day within six months.
- The site must be served or be able to be served within six months by telecommunications fiber.

The details on how the property meets each of these criteria is included in the following sections of this report.

This certification will expire on **September 15, 2026**. Upon certification expiration, the property will need to submit for recertification.

We congratulate the team in Jackson County for their hard work and on achieving recertification. If there are any questions regarding our analysis, please contact us.

Sincerely,



Lindsey M. Cannon
Director

03

Property Overview



PROPERTY OVERVIEW

03

LOCATION (LAT / LONG)

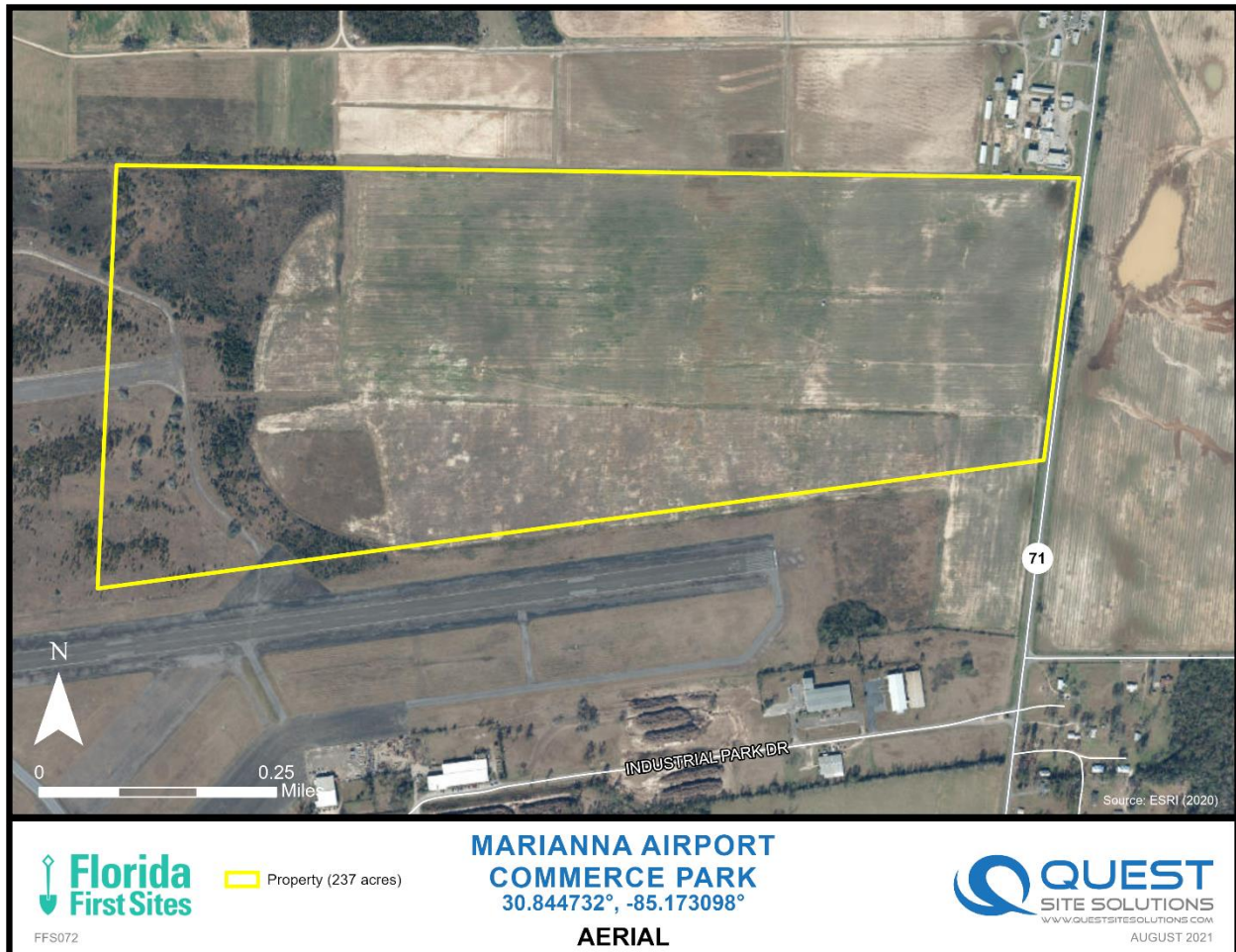
30.844732°, -85.173098°

CONTACT INFORMATION

Tiffany Garling
Interim Executive Director
Jackson County Economic Development Committee
executive@jacksonedc.com
(850) 633-2203

SIZE/ACREAGE

237.17 total acres
237.17 buildable acres (if gas line relocated)



04

Ownership + Availability



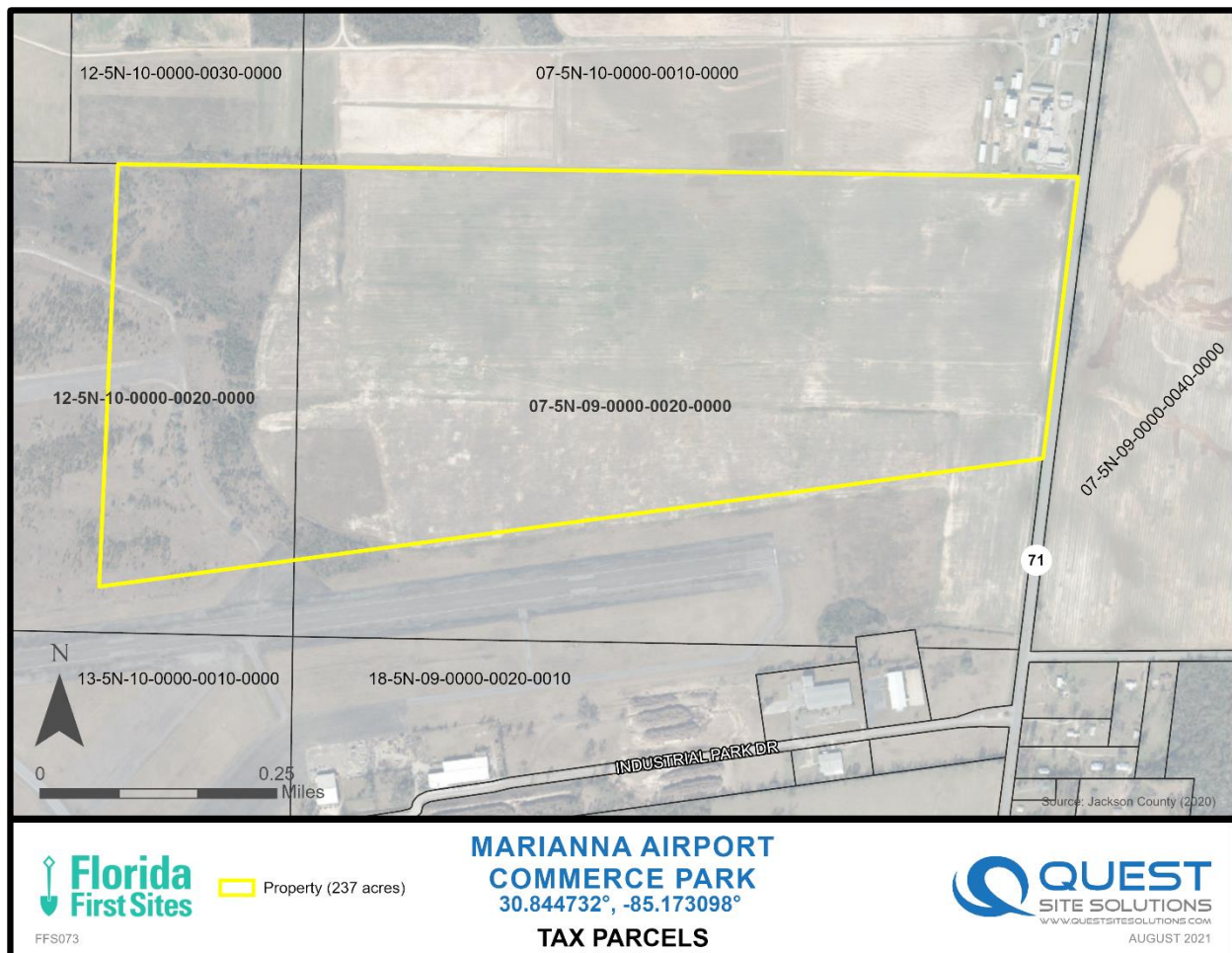
OWNERSHIP + PRICE

The property is owned by the City of Marianna and consists of portions of two tax parcels: 12-5N-10-0000-0020-0000 and 07-5N-09-0000-0020-0000.

The price of the property is based upon job creation and capital investment per acre as follows:

Minimum Job Creation Per Acre	Minimum Capital Investment Per Acre	Land Price Per Acre
2	\$200,000	\$20,000
4	\$300,000	\$15,000
6	\$400,000	\$10,000
8	\$500,000	\$5,000
10	\$750,000	Free

A minimum of five acres must be purchased. A sale is subject to formal approval by the Marianna City Commission.



Support Documentation:
Letter from City of Marianna – June 3, 2021

TITLE

Marketable fee simple title is vested in City of Marianna. The property is subject to the terms and conditions in the Deed of Release dated January 7, 1998 and recorded June 8, 2000.

Support Documentation:

Letter from Fuqua & Milton, P.A. – September 15, 2021

LEASES

There are no active leases on the property.

Support Documentation:

Recertification Questionnaire – March 1, 2021

05

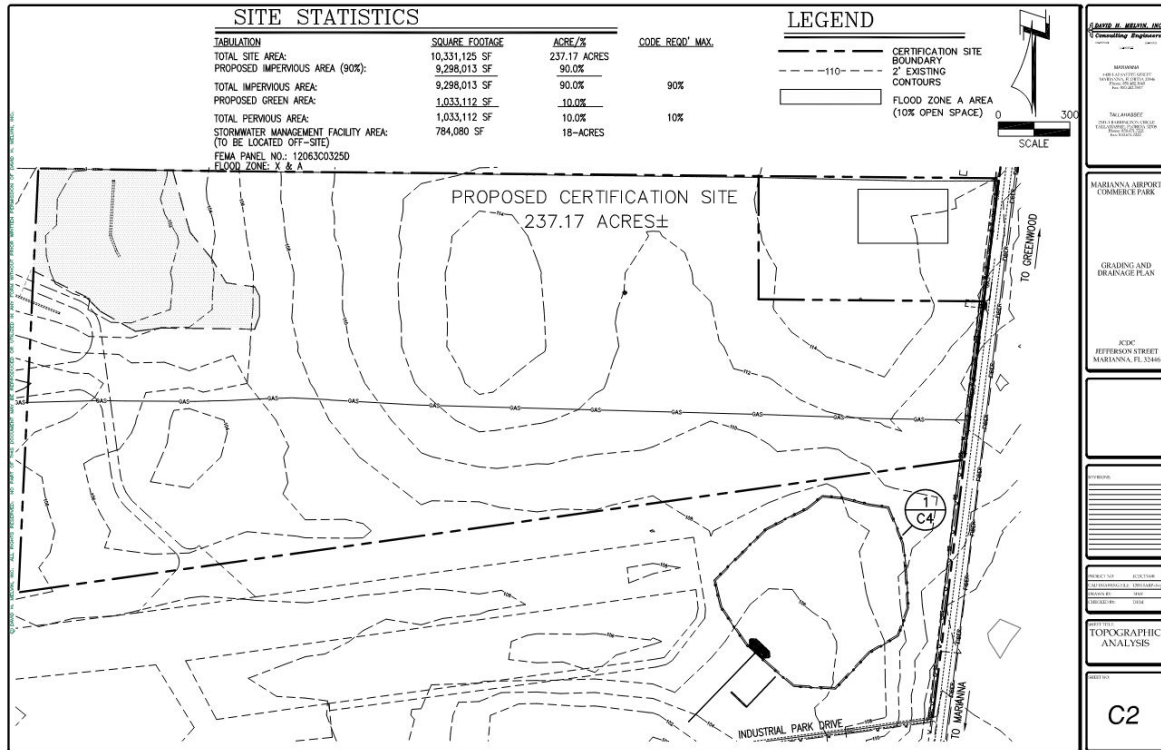
Site Characteristics



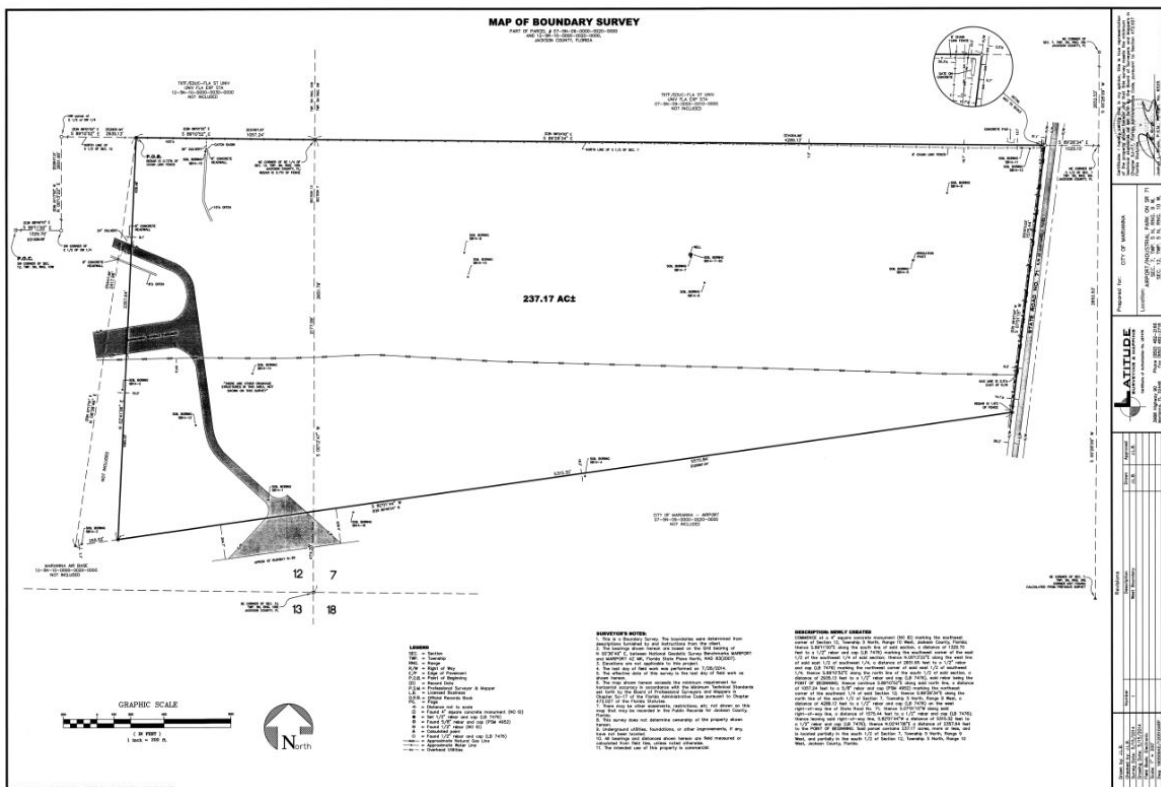
SITE CHARACTERISTICS

05

TOPOGRAPHY



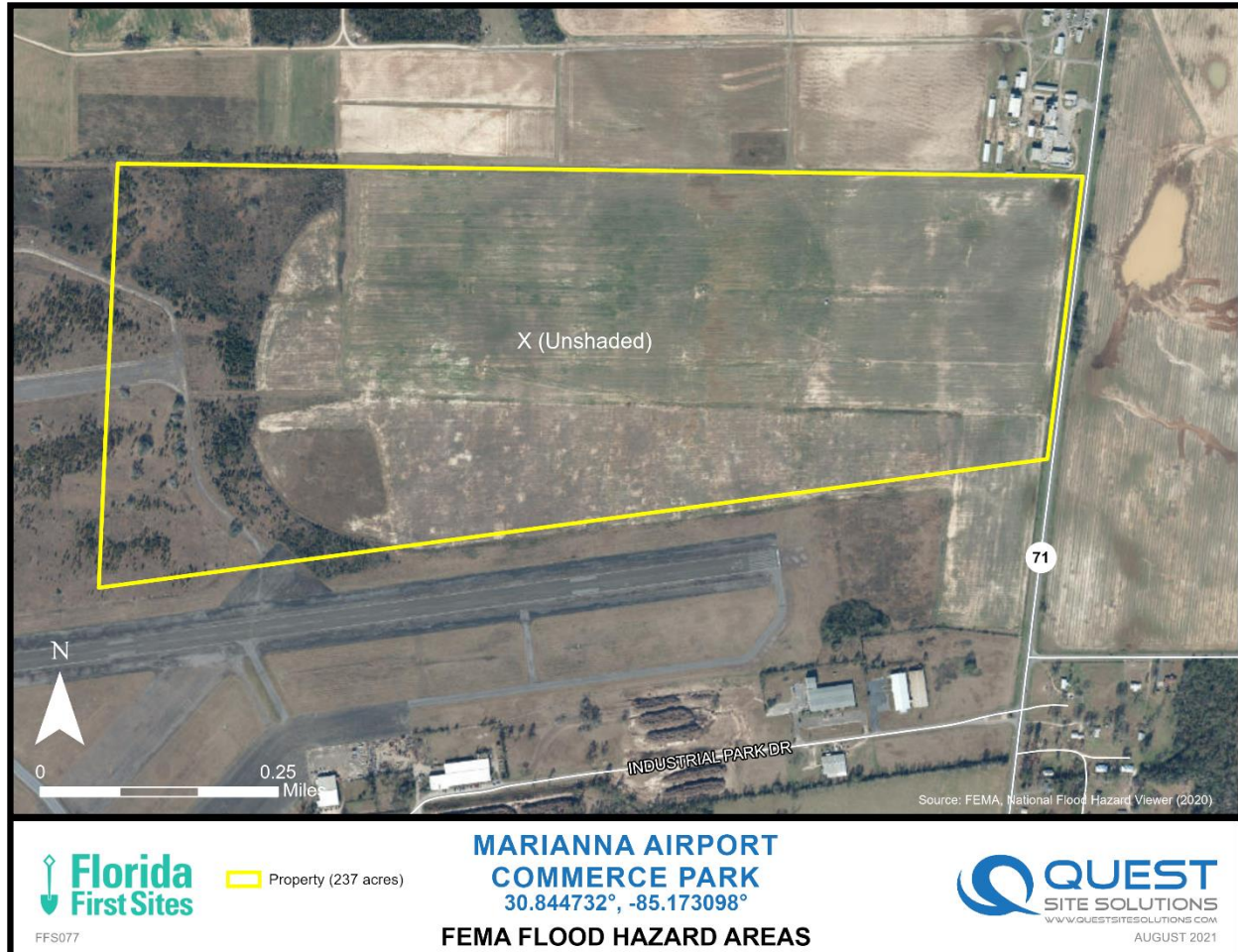
SURVEY



FEMA

FEMA Flood Zone X – outside of the 100- and 500-year flood zones

Map Number 12063C0325D; Letter of Map Revision 11-04-4150P



IMPEDIMENT

A four-inch HDPE natural gas line at 125 PSI bisects the site from east to west. The City of Marianna is both the natural gas provider and the property owner. Therefore, an easement for the natural gas line does not exist. A cost and schedule to relocate this line if needed has not been developed.

Support Documentation:

Email from City of Marianna (Jim Dean) – July 6, 2021

06

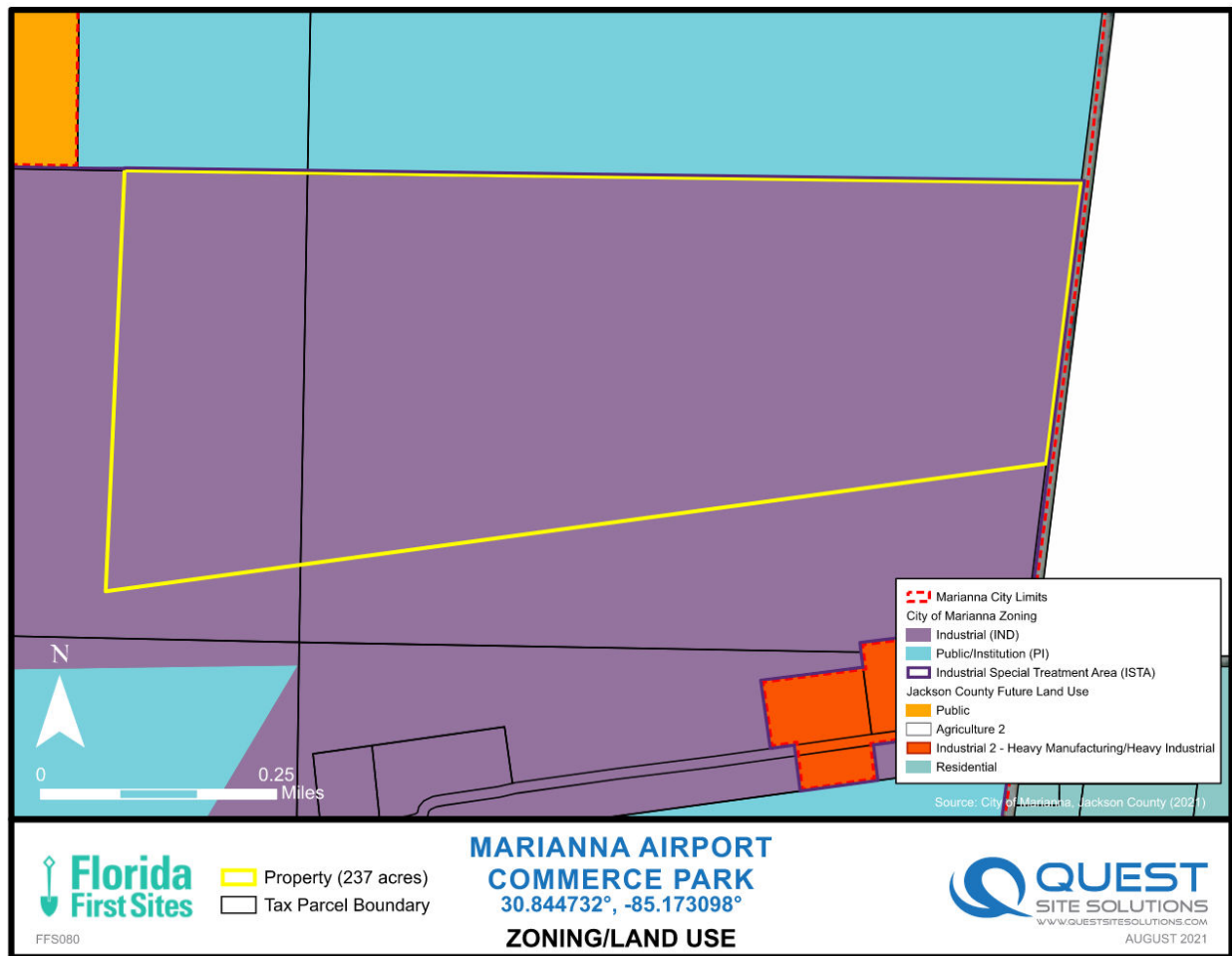
Zoning



CURRENT ZONING

Industrial (IND)

The site is also within the Industrial Special Treatment Area (ISTA). The purpose of the ISTA is to encourage economic development by promoting a range of uses including industrial, warehousing, manufacturing and assembly, and other employment-oriented uses.



ALLOWABLE USES

Distribution, warehousing, manufacturing, fuel storage, associated sales activities, and other similar uses are allowed as of right in the IND district. Telecommunications facilities may be allowed in the IND district upon approval by the Planning and Zoning Board and the City Commission.

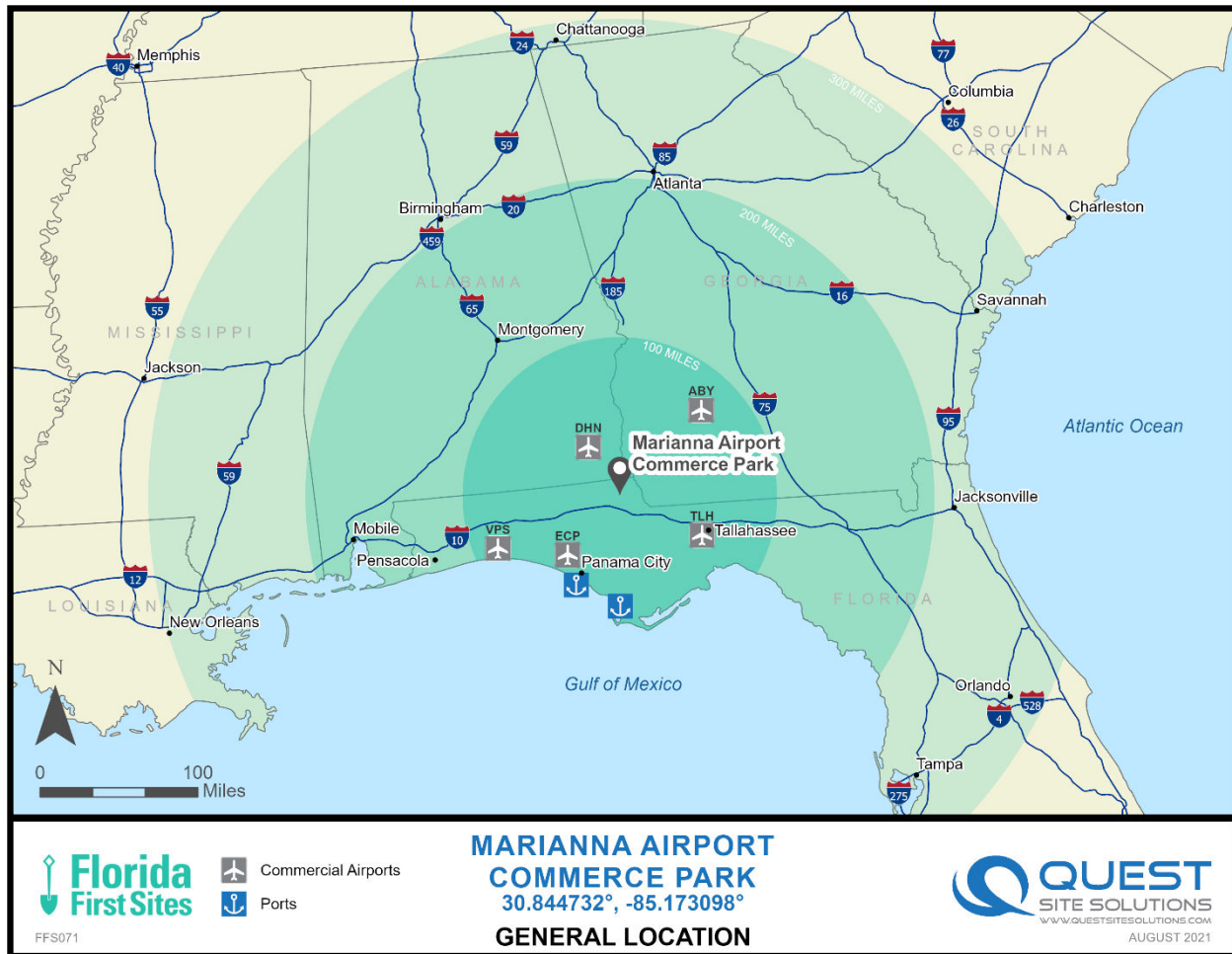
Support Documentation:

City of Marianna Land Development Regulations – Adopted November 2013

07

Transportation





ROADS

The site is adjacent to State Road 71 which is compatible with standards for tractor/trailer access. The site is approximately 7.5 miles from I-10.

COMMERCIAL SERVICE AIRPORTS

Dothan Regional Airport (DHN) – 43 miles
 Northwest Florida Beaches International Airport (ECP) – 67 miles
 Tallahassee International Airport (TLH) – 69 miles

Note: Marianna Airport, a general aviation airport, is located adjacent to the certified site, but airport specifications and access details were not provided for certification. A user desiring airport access will need to inquire about developing taxiway connections – including the process, potential locations, schedule, and costs.

PORT

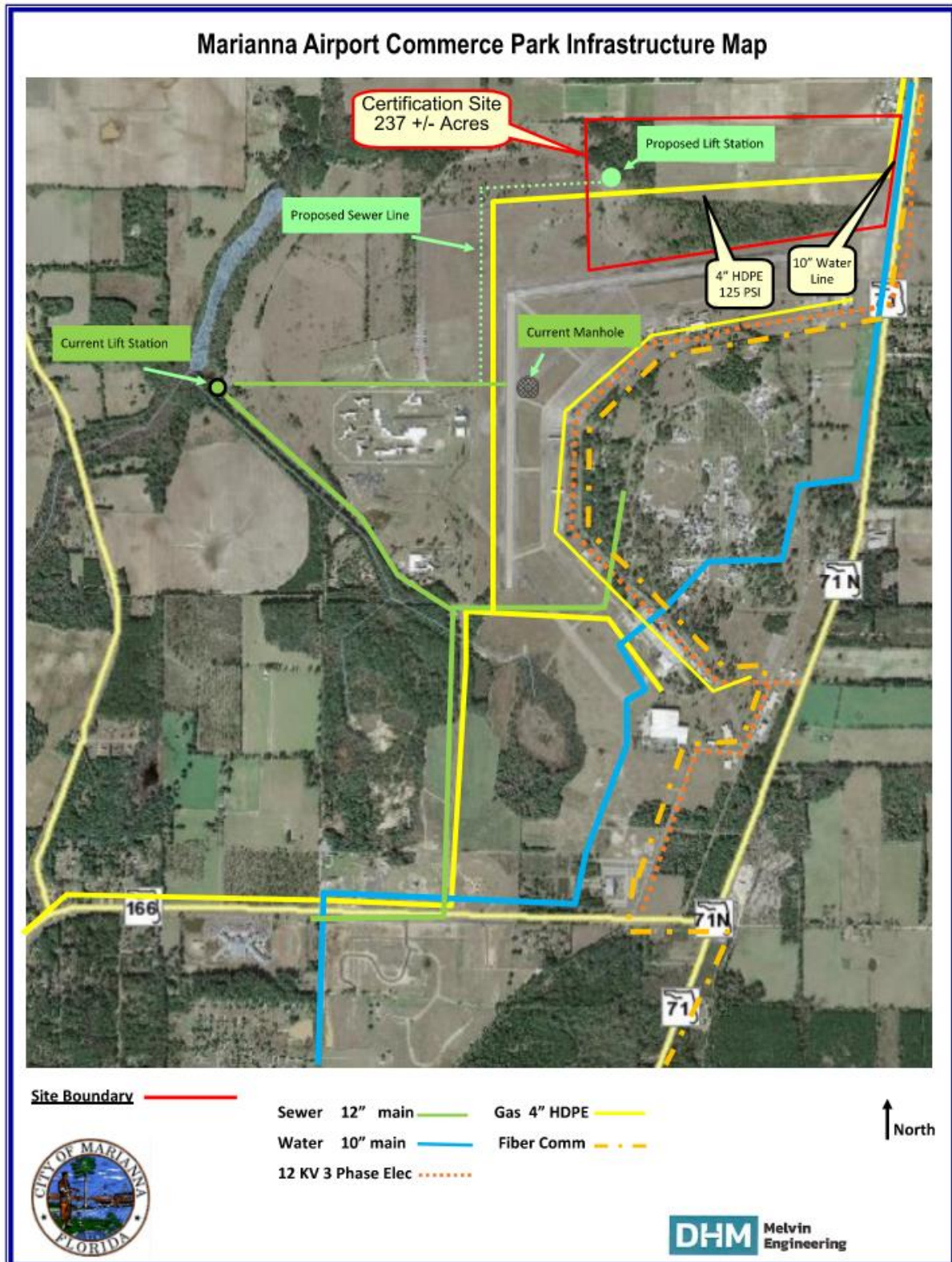
Port Panama City – 66 miles

08

Utilities



Note: Utility information, including available capacity and infrastructure locations, changes over time. The utility information below reflects the conditions present at the time of certification documentation. Future users should confirm that the utility infrastructure is adequate for their specific project.



ELECTRIC

Provider: Gulf Power (transmission) and Florida Public Utilities Company (distribution)

Service Details

- Existing Infrastructure:
 - Distribution: The 12.47 kV Malone feeder runs along Highway 71 on the eastern boundary of the site, but the Industrial Park double circuit feeder which would be used to serve the site is located approximately 2,000 feet south of the property.
 - Substation: Caverns Road Substation – 2.31 miles
- Available Capacity: 5 MW
- Improvements to Provide 2.5 MW: A new distribution feeder line would need to be extended 2,000 feet to the site, and replacement of the regulators at the substation may be needed.
- Estimated Cost: \$255,000
- Estimated Schedule: 3 months for permitting and construction plus additional time for materials (currently approximately six months); schedule assumes good weather and no workforce delays
- Other: Additional right-of-way would likely not be needed, but work in the existing right-of-way would be needed which would require FDOT permitting.

Contact:

Shane Magnus
Supervisor of Electrical Engineering
Florida Public Utilities Company
smagnus@chpk.com
(904) 430-4727 office
(904) 557-1678 cell

Support Documentation:

Email from Florida Public Utilities Company (Shane Magnus) – July 7, 2021

Emails (2) from Florida Public Utilities Company (Shane Magnus) – June 18, 2021

Electric Questionnaire – May 21, 2021

NATURAL GAS

Provider: Florida Gas Transmission Company (transmission) and City of Marianna (distribution)

Service Details

- Existing Infrastructure: A four-inch 125 PSI HDPE line bisects the property from east to west.
- Available Capacity: Approximately 277.1 dekatherms (or 277,100 mcf)
- Improvements: Extend line to end user.
- Estimated Cost: Minimal
- Estimated Schedule: Minimal

Contact:

Doug Glass
Natural Gas Superintendent
City of Marianna
dglass@mariannafl.city
(850) 482-0041

Support Documentation:
Natural Gas Questionnaire – August 19, 2021

WATER

Provider: City of Marianna

Service Details

- Existing Infrastructure: A ten-inch water line runs approximately 500-feet east of the site along Highway 71. This line has 2,016,000 gallons per day of total capacity and 1,416,000 gallons per day of excess capacity.
- Improvements: The line would need to be extended approximately 500-feet to the site.
- Estimated Cost and Schedule: \$39,055 and four months

Water Treatment

- Plant: City of Marianna Water Plant (4 wells – nearest is approximately 4 miles)
- Total Permitted Capacity: 5,328,000 gallons per day
- Average Utilization: 1,400,000 gallons per day
- Peak Utilization: 1,611,000 gallons per day
- Excess Capacity: 3,928,000 gallons per day (factoring in average utilization)

Contact:

Jim Dean
City Manager
City of Marianna
jdean@mariannafl.city
(850) 482-4353

Support Documentation:
Water Questionnaire – August 19, 2021

WASTEWATER

Provider: City of Marianna

Service Details

- Existing Infrastructure: A twelve-inch gravity line is located approximately one mile southeast of the property. The line has a total capacity of 1,300,000 gallons per day and excess capacity of 800,000 gallons per day. The FCI Lift Station is located to the west of the airport and has an excess capacity of 500,000 gallons per day.
- Improvements: A new line would need to be extended from the existing line north following the runway and then turn east to the site, following the path of the existing gas line.
- Estimated Cost and Schedule: \$27,000 and two months

Wastewater Treatment

- Plant: City of Marianna (5 miles)
- Total Permitted Capacity: 4,000,000 gallons per day
- Allocated Capacity: 160,000 gallons per day
- Average Utilization: 1,500,000 gallons per day
- Peak Utilization: 1,800,000 gallons per day
- Excess Capacity: 2,200,000 gallons per day (factoring in peak utilization)

Contact:

Jim Dean
City Manager
City of Marianna
jdean@mariannafl.city
(850) 482-4353

Support Documentation:

Wastewater Questionnaire – August 20, 2021

TELECOMMUNICATIONS

Provider: Lumen/CenturyLink

Service Details

- Existing Infrastructure: Copper and fiber available. Fiber runs along State Road 71 along the eastern boundary.
- Estimated Schedule: Up to 60 days after order for service.
- Other: A 5-foot easement in the right-of-way would be needed.

Contact:

Michael Vines
Account Manager II
Lumen
Michael.Vines@lumen.com
(727) 666-8213

Support Documentation:

Telecommunications Questionnaire – August 19, 2021

09

Due Diligence



ENVIRONMENTAL

The Phase I Environmental Site Assessment revealed no evidence of recognized environmental conditions in connection with the property.

Support Documentation:

Phase I Environmental Site Assessment – David H. Melvin Inc. Consulting Engineers – June 2021

WETLANDS

No wetlands are present on the site. A Formal Wetland Determination was issued August 30, 2021 and expires August 30, 2026.

Support Documentation:

Formal Wetland Determination (FWD-063-9725-2) – Northwest Florida Water Management District – August 30, 2021

SPECIES

U.S. Fish and Wildlife Official Species List

- Threatened and Endangered Species
 - Gray Bat (Mammal) – Endangered
 - Wood Stork (Bird) – Threatened
 - Gopher Tortoise (Reptile) – Candidate
 - Chipola Slabshell (Clam) – Threatened
 - Fat Threeridge (Clam) – Endangered
 - Gulf Moccasinshell (Clam) – Endangered
 - Oval Pigtoe (Clam) – Endangered
 - Shinyrayed Pocketbook (Clam) – Endangered
 - Gentian Pinkroot (Flowering Plant) - Endangered
- Critical Habitats
 - No critical habitats at this location.

An Environmental Ecological Assessment stated, “Based on the current observational and known recorded data, it is our opinion the subject property does not harbor any listed species, unique habitat, geological outcrops, sinkholes, or other active karst features.”

Support Documentation:

Environmental Ecological Assessment - David H. Melvin Inc. Consulting Engineers – May 4, 2021
IPaC Official Species List – April 14, 2021

CULTURAL RESOURCES

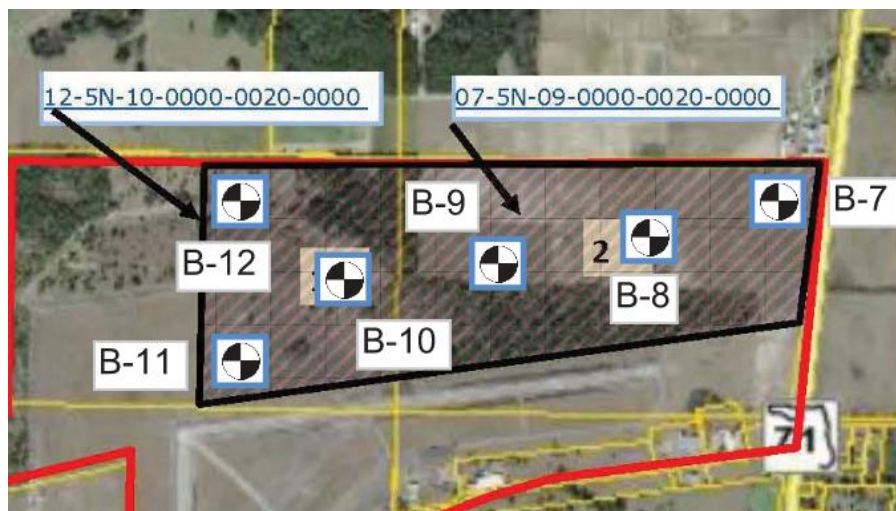
In February 2014, the State Historic Preservation Office stated, “It is the opinion of this office that the proposed projects will have no effect on historic properties listed, or eligible for listing, on the National Register of Historic Places. Furthermore, it is our opinion that the projects will have no effect on historic properties that may be ineligible for the National Register, but are otherwise significant.” Per an email in March 2021, the State Historic Preservation Office no longer issues this type of letter.

Support Documentation:

Email from State Historic Preservation Office (Eman Vovsi) – March 2, 2021
Letter from the Florida Division of Historical Resources – February 5, 2014

GEOTECHNICAL

A Report of Limited Geotechnical Evaluation of Surficial Soils was completed in January 2014. Six (6) soil borings were drilled to depths ranging from 50 feet to 80 feet. The site is classified as Seismic Site Class D. Additionally, while no karst features were found on the property, this region is influenced by karst geology.



*Support Documentation:
Report of Limited Geotechnical Evaluation of Surficial Soils – NOVA Engineering and Environmental –
January 24, 2014*

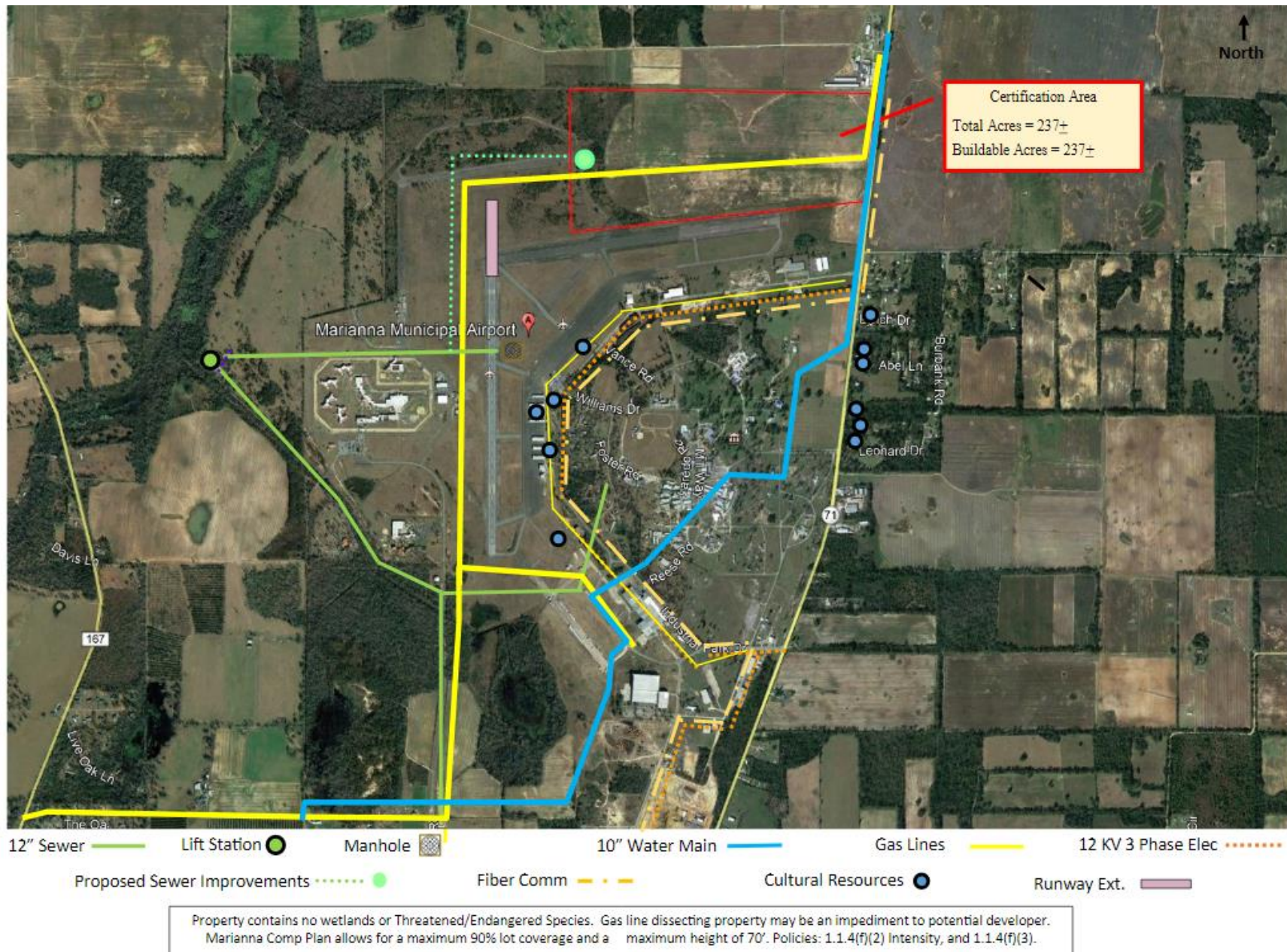
10

Buildable Area Map



BUILDABLE AREA MAP

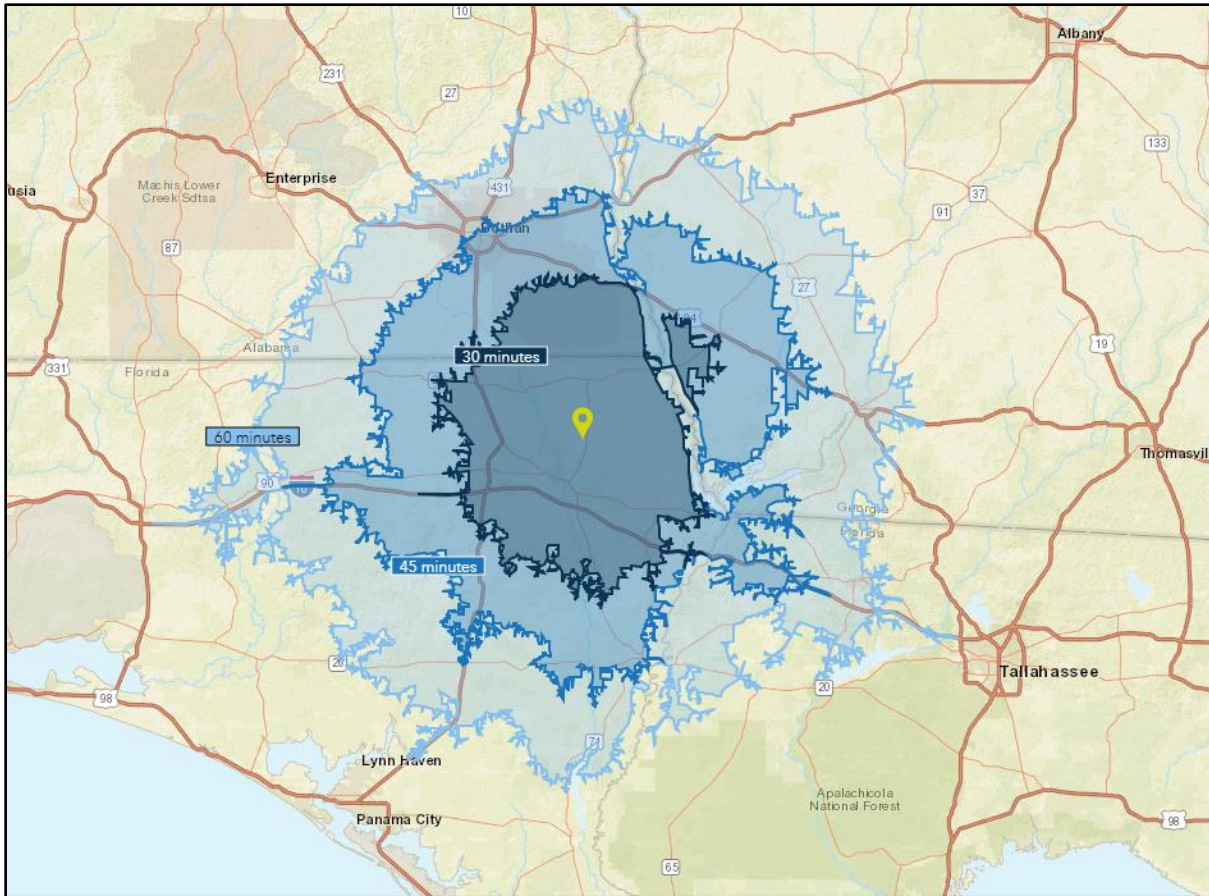
10



11

Workforce





	30-Minute Drive Time	45-Minute Drive Time	60-Minute Drive Time
Total Population	43,529	155,462	320,384
Labor Force	18,119	62,190	129,348
Manufacturing Employment	989	4,251	9,873
Percentage Employed in Manufacturing	6%	7%	8%
Median Age	43.2	41.7	41.0
Bachelor's Degree Attainment	14%	14%	17%
Average Hourly Wage	\$19.81	\$19.14	\$20.39
Average Manufacturing Wage	\$29.48	\$19.93	\$24.94

Source:
 ESRI Business Analyst Online – 2021 (all data except wages)
 JobsEQ – Q1 2021 (wage data)



10 Falcon Crest Drive
Greenville, SC 29607
864.671.1001

www.questsitesolutions.com

